

AR01

Annual Return

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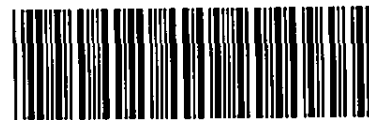
A fee is payable with this form
Please see 'How to pay' on the last
page

You can use the WebFiling service to file this form online
Please go to www.companieshouse.gov.uk

☒ **What this form is for**
You may use this form to confirm that
the company information is correct as
at the date of this return. You must file
an Annual Return at least once every
year.

☒ **What this form is NOT for**
You cannot use this form to give
notice of changes to the company
officers, registered office address,
company type or information relating
to the company records.

THURSDAY



LD2 *LQFJYISH* 300
COMPANIES HOUSE

Part 1 Company details

The section must be completed by all companies

Filing in this form
Please complete in typescript or in
bold black capitals.
All fields are mandatory unless
specified or indicated by *

A1 Company details

Company number 2 7 9 8 2 8 4
Company name in full 1 Canary Wharf Holdings Limited

1 Company name change
If your company has recently changed
its name, please provide the company
name as at the date of this return.

A2 Return date

Please give the annual return made up date. The return date must not be a future date.
The annual return must be delivered within 28 days of the date given below.

Date of this return 2 d 1 d 0 m 0 m 3 y 2 y 0 y 1 y 0

2 Date of this return
Your company's return date is usually
the anniversary of incorporation or the
anniversary of the last annual return
filed at Companies House. You may
choose an earlier return date but it
must not be a later date.

A3 Principal business activity

Please show the trade classification code number(s) for the principal activity
or activities 3

Classification code 1 7 4 1 5
Classification code 2
Classification code 3
Classification code 4

If you cannot determine a code, please give a brief description of your
business activity below

Principal activity
description

3 Principal business activity
You must provide a trade classification
code (SIC code) or a description of
your company's main business in this
section.

A full list of the trade classification
codes are available on our website
www.companieshouse.gov.uk

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A4 Company type ¹

Please confirm your company type by ticking the appropriate box below (only one box must be ticked)

- ☐ Public limited company
- ☒ Private company limited by shares
- ☐ Private company limited by guarantee
- ☐ Private company limited by shares exempt under section 60
- ☐ Private company limited by guarantee exempt under section 60
- ☐ Private unlimited company with share capital
- ☐ Private unlimited company without share capital

² Company type

If you are unsure of your company type, please check your latest certificate of incorporation or our website
www.companieshouse.gov.uk

A5 Registered office address ³

Building name/number One Canada Square

Street Canary Wharf

Post town London

County/Region

Postcode E 1 4 5 A B

⁴ Change of registered office

This must agree with the address that is held on the Companies House record at the date of this return

If the registered office address has changed, you should complete form **AD01** and submit it together with this annual return

A6 Single alternative inspection location (SAIL) of the company records (if applicable) ⁵

Building name/number

Street

Post town

County/Region

Postcode

⁶ SAIL address

This must agree with the address that is held on the Companies House record at the date of this return

If the address has changed, you should complete form **AD02** and submit it together with this annual return

A7 Location of company records ⁷

Please tick the appropriate box to indicate which records are kept at the SAIL address in **Section A6**

- ☐ Register of members
- ☐ Register of directors
- ☐ Directors' service contracts
- ☐ Directors' indemnities
- ☐ Register of secretaries
- ☐ Records of resolutions etc
- ☐ Contracts relating to purchase of own shares
- ☐ Documents relating to redemption or purchase of own share out of capital by private company
- ☐ Register of debenture holders
- ☐ Report to members of outcome of investigation by public company into interests in its shares
- ☐ Register of interests in shares disclosed to public company
- ☐ Instruments creating charges and register of charges England and Wales or Northern Ireland
- ☐ Instruments creating charges and register of charges Scotland

⁸ Location of company records

If the company records are held at the registered office address, **do not** tick any of the boxes in this section

Certain records must be kept by every company while other records are only kept by certain company types where appropriate

If the records are not kept at the SAIL address, they must be available at the registered office

If any of the company records have moved from the registered office to the address in Section A6 since the last annual return, you must complete form **AD03** and submit it together with this annual return

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Part 2**Officers of the company**

This section should include details of the company at the date to which this annual return is made up

- For a **secretary** who is an individual, go to **Section B1**
- For a **corporate secretary**, go to **Section C1**
- For a **director** who is an individual, go to **Section D1**
- For a **corporate director**, go to **Section E1**

Continuation pages

Please use a continuation page if you need to enter more officer details

Secretary**B1****Secretary's details** ①

Please use this section to list all the secretaries of the company
For a **corporate secretary**, complete **Section C1-C4**

Title*	
Full forename(s)	John Raymond
Surname	Garwood
Former name(s) ②	

① Secretary appointments

You may not use this form to appoint a secretary. To do this, please complete form **AP03** and submit it together with this annual return.

Corporate details

Please use **Section C1-C4** to enter corporate secretary details.

Secretary details

All details must agree with those previously notified to Companies House. If you have made changes since the last annual return and have not notified us, please complete form **CH03**.

Former name(s)

- ② Please provide any previous names which have been used for business purposes during the period of this return. Married women do not need to give former names unless previously used for business purposes.

B2**Secretary's service address** ③

Building name/number	30th Floor
Street	One Canada Square Canary Wharf
Post town	London
County/Region	
Postcode	E 1 4 5 A B
Country	

③ Service address

If you have previously notified Companies House that the service address is at 'The Company's Registered Office', please state 'The Company's Registered Office' in the address.

This information will appear on the public record.

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Secretary

B1 Secretary's details ^①

Please use this section to list all the secretaries of the company
For a corporate secretary, complete Section C1-C4

Title*	Mrs
Full forename(s)	Anna Marie
Surname	Holland
Former name(s) ^②	

① Secretary appointments

You cannot use this form to appoint a secretary. To do this, please complete form **AP03** and submit it together with this annual return.

Corporate details

Please use **Section C1-C4** to enter corporate secretary details.

Secretary details

All details must agree with those previously notified to Companies House. If you have made changes since the last annual return and have not notified us, please complete form **CH03**.

② Former name(s)

Please provide any previous names which have been used for business purposes during the period of this return. Married women do not need to give former names unless previously used for business purposes.

B2 Secretary's service address ^③

Building name/number	137
Street	Cavendish Drive Leytonstone
Post town	London
County/Region	
Postcode	E 1 1 1 D J
Country	

③ Service address

If you have previously notified Companies House that the service address is at 'The Company's Registered Office', please state 'The Company's Registered Office' in the address.

This information will appear on the public record.

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Corporate secretary**C1 Corporate secretary's details** ^①

Please use this section to list all the corporate secretaries of the company

Corporate body/firm
name

Building name/number

Street

Post town

County/Region

Postcode

Country

① Corporate secretary appointments
You cannot use this form to appoint a corporate secretary. To do this, please complete form **AP04** and submit it together with this annual return.

Corporate secretary details

All details must agree with those previously notified to Companies House. If you have made changes since the last annual return and have not notified us, please complete form **CH04**.

This information will appear on the public record.

C2 Location of the registry of the corporate body or firm

Is the corporate secretary registered within the European Economic Area (EEA)?

→ **Yes** Complete **Section C3 only**→ **No** Complete **Section C4 only****C3 EEA companies** ^①

Please give details of the register where the company file is kept (including the relevant state) and the registration number in that register.

Where the company/
firm is registered ^①

Registration number

① EEA

A full list of countries of the EEA can be found in our guidance www.companieshouse.gov.uk

① This is the register mentioned in Article 3 of the First Company Law Directive (68/151/EEC)

C4 Non-EEA companies

Please give details of the legal form of the corporate body or firm and the law by which it is governed. If applicable, please also give details of the register in which it is entered (including the state) and its registration number in that register.

Legal form of the
corporate body
or firm

Governing law

If applicable, where
the company/firm is
registered ^①If applicable, the
registration number**① Non-EEA**

Where you have provided details of the register (including state) where the company or firm is registered, you must also provide its number in that register.

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Director**D1****Director's details ①**

Please use this section to list all the directors of the company
For a corporate director, complete Section E1-E4

Title*	
Full forename(s)	A Peter
Surname	Anderson II
Former name(s) ②	
Country/State of residence	England
Nationality	American
Date of birth	<div>d 0 4</div> <div>m 0 9</div> <div>y 1 9 5 3</div>
Business occupation (if any)	Real Estate Executive

① Director appointments

You cannot use this form to appoint a director. To do this, please complete form **AP01** and submit it together with this annual return.

Corporate details

Please use **Section E1-E4** to enter corporate director details.

Director details

All details must agree with those previously notified to Companies House. If you have made changes since the last annual return and have not notified us, please complete form **CH01**.

② Former name(s)

Please provide any previous names which have been used for business purposes during the period of this return. Married women do not need to give former names unless previously used for business purposes.

D2**Director's service address ①**

Building name/number	One Canada Square
Street	Canary Wharf
Post town	London
County/Region	
Postcode	<div>E 1 4</div> <div>5 A B</div>
Country	England

① Service address

If you have previously notified Companies House that the service address is at 'The Company's Registered Office', please state 'The Company's Registered Office' in the address.

This information will appear on the public record.

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Director

D1**Director's details** ①

Please use this section to list all the directors of the company
For a corporate director, complete Section E1-E4

Title*	
Full forename(s)	George
Surname	Iacobescu
Former name(s) ②	
Country/State of residence	England
Nationality	Canadian
Date of birth	^d 0 ^d 9 ^m 1 ^m 1 ^y 1 ^y 9 ^y 4 ^y 5
Business occupation (if any)	Company Director

① Director appointments

You cannot use this form to appoint a director. To do this, please complete form **AP01** and submit it together with this annual return.

Corporate details

Please use **Section E1-E4** to enter corporate director details.

Director details

All details must agree with those previously notified to Companies House. If you have made changes since the last annual return and have not notified us, please complete form **CH01**.

② Former name(s)

Please provide any previous names which have been used for business purposes during the period of this return. Married women do not need to give former names unless previously used for business purposes.

D2**Director's service address** ①

Building name/number	Flat 1
Street	4 Upper Brook Street
Post town	London
County/Region	
Postcode	W 1 K 6 P A
Country	England

② Service address

If you have previously notified Companies House that the service address is at 'The Company's Registered Office', please state 'The Company's Registered Office' in the address.

This information will appear on the public record.

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Director

D1 Director's details ^①

Please use this section to list all the directors of the company
For a corporate director, complete Section E1-E4

Title*	Mr
Full forename(s)	Russell James John
Surname	Lyons
Former name(s) ^②	
Country/State of residence	United Kingdom
Nationality	British
Date of birth	^d 2 ^d 1 ^m 0 ^m 2 ^y 1 ^y 9 ^y 6 ^y 1
Business occupation (if any)	Chartered Accountant

① Director appointments

You cannot use this form to appoint a director. To do this, please complete form **AP01** and submit it together with this annual return.

Corporate details

Please use **Section E1-E4** to enter corporate director details.

Director details

All details must agree with those previously notified to Companies House. If you have made changes since the last annual return and have not notified us, please complete form **CH01**.

② Former name(s)

Please provide any previous names which have been used for business purposes during the period of this return. Married women do not need to give former names unless previously used for business purposes.

D2 Director's service address ^③

Building name/number	12
Street	Shouldham Street
Post town	London
County/Region	
Postcode	W 1 H' 5 F H
Country	

③ Service address

If you have previously notified Companies House that the service address is at 'The Company's Registered Office', please state 'The Company's Registered Office' in the address.

This information will appear on the public record.

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Corporate director**E1 Corporate director's details** ①

Please use this section to list all the corporate director's of the company

Corporate body/firm
name

Building name/number

Street

Post town

County/Region

Postcode

Country

① Corporate director appointments
You cannot use this form to appoint a corporate director. To do this, please complete form **AP02** and submit it together with this annual return.

Corporate director details
All details must agree with those previously notified to Companies House. If you have made changes since the last annual return and have not notified us, please complete form **CH02**.

This information will appear on the public record.

E2 Location of the registry of the corporate body or firm

Is the corporate director registered within the European Economic Area (EEA)?

→ **Yes** Complete **Section E3 only**→ **No** Complete **Section E4 only****E3 EEA companies** ②

Please give details of the register where the company file is kept (including the relevant state) and the registration number in that register.

Where the company/
firm is registered ②

Registration number

② EEA

A full list of countries of the EEA can be found in our guidance
www.companieshouse.gov.uk

③ This is the register mentioned in Article 3 of the First Company Law Directive (68/151/EEC)

E4 Non-EEA companies

Please give details of the legal form of the corporate body or firm and the law by which it is governed. If applicable, please also give details of the register in which it is entered (including the state) and its registration number in that register.

Legal form of the
corporate body
or firm

Governing law

If applicable, where
the company/firm is
registered ④If applicable, the
registration number**④ Non-EEA**

Where you have provided details of the register (including state) where the company or firm is registered, you must also provide its number in that register.

Part 3 Statement of capital ^①

Does your company have share capital?

→ **Yes** Complete the sections below and the following **Part 4**

→ **No** Go to **Part 5 (Signature)**

^① This should reflect the company's capital status at the made up date of this annual return

F1 Share capital in pound sterling (£)

Please complete the table below to show each class of shares held in pound sterling

If all your issued capital is in sterling, only complete **Section F1** and then go to **Section F4**

Class of shares (Eg Ordinary/Preference etc)	Amount paid up on each share ^②	Amount (if any) unpaid on each share ^②	Number of shares ^③	Aggregate nominal value ^④
ORDINARY	1 00	0 00	405,105,001	£ 405,105,001 00
				£
				£
				£
Totals			405,105,001	£ 405,105,001 00

F2 Share capital in other currencies

Please complete the table below to show any class of shares held in other currencies

Please complete a separate table for each currency

Currency				
Class of shares (E.g. Ordinary/Preference etc.)	Amount paid up on each share ②	Amount (if any) unpaid on each share ②	Number of shares ③	Aggregate nominal value ④
Totals				

Currency				
Class of shares (E.g. Ordinary/Preference etc.)	Amount paid up on each share ②	Amount (if any) unpaid on each share ②	Number of shares ③	Aggregate nominal value ④
Totals				

F3 Totals

Please give the total number of shares and total aggregate nominal value of issued share capital

Total number of shares	
Total aggregate nominal value ^⑤	

^⑤ **Total aggregate nominal value**
Please list total aggregate values in different currencies separately For example £100 + €100 + \$10 etc

^② Including both the nominal value and any share premium

^③ Number of shares issued multiplied by nominal value of each share

^④ Total number of issued shares in this class

Continuation Pages

Please use a Statement of Capital continuation page if necessary

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F4**Statement of capital** (Voting rights)

Please give the prescribed particulars of rights attached to shares for each class of share shown in the statement of capital share tables in **Sections F1** and **F2**

Class of share

£1 00 ORDINARY

Voting rights

The shares have attached to them full voting, dividend and capital distribution (including on winding up) rights, they do not confer any rights of redemption

Class of share

Voting rights

Class of share

Voting rights

Class of share

Voting rights

Part 4

Shareholders

Does your company have share capital?
→ **Yes** Complete the sections below
→ **No** Go to **Part 5 (Signature)**

① This should reflect the shareholder details at the made up date of this annual return

G1

Traded public companies ②

☐ Please tick the box if your company was a traded public company at any time during the period of this return

② **Traded company definition**
A traded company means a company any of whose shares are admitted to trading on a regulated market

G2

List of past and present shareholders

Private and non-traded public companies are required to provide a 'full list' if one was not included with either of the last two returns

Traded public companies are required to provide a list of shareholders who held at least 5% of the issued shares of any share class if a list was not provided with either of the last two returns

Please tick the appropriate box below

- ☒ A full list of shareholders for a private or non-traded public company is enclosed Please complete **Section G3**, or
- ☐ A list of shareholders holding at least 5% of the issued shares of any share class for a traded public company is enclosed Please complete **Section G4**
- ☐ A list of shareholder changes is enclosed
→ For private or non-traded public companies, please complete **Section G3**
→ For traded public companies, please complete **Section G4**
- ☐ There were no shareholder changes in this period
→ Go to **Part 5 (Signature)**

Please tick the appropriate box below to indicate the format of your shareholder details

- ☒ The list of shareholders is enclosed on paper
- ☐ The list of shareholders is enclosed in another format

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G3

Private or non-traded public companies – list of past and present shareholders

This section should only be completed by companies that have not traded on a regulated market at any time during the period of this return

Changes during this period to shareholders' particulars or details of the amount of stock or shares transferred must be completed each year

You must provide a 'full list' of all company shareholders on

- The company's first annual return following incorporation,
- Every third annual return after a full list has been provided

Please list the company shareholders in alphabetical order

Joint shareholders should be listed consecutively

Further shareholders

Please use a 'Private or non-traded public companies – list of past and present shareholders' continuation page if necessary

Shareholder's Name (Address not required)	Class of share	Shares or stock currently held	Shares or stock transferred (if appropriate)	
		Number of shares or amount of stock	Number of shares or amount of stock	Date of registration of transfer
Canary Wharf Estate Limited	£1 00 ORDINARY	405,105,001		/ /
				/ /
				/ /
				/ /
				/ /
				/ /
				/ /
				/ /
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				/ /
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				/ /

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Traded public companies – list of past and present shareholders

This section should show the shareholders that hold at least 5% of any class of share(s) of the company at the date of this return It should only be completed by public companies that have traded on a regulated market at any time during the period of this return

Changes during this period to shareholders' particulars or details of the amount of stock or shares transferred must be completed each year

You must provide a 'full list' of all company shareholders on

- The company's first annual return following incorporation,
- Every third annual return after a full list has been provided

Please list the company shareholders in alphabetical order

Joint shareholders should be listed consecutively

Further shareholders

Please use a 'Traded public companies – list of past and present shareholders' continuation page if necessary

Shareholder's details	Class of share	Shares or stock currently held	Shares or stock transferred (if appropriate)	
		Number of shares or amount of stock	Number of shares or amount of stock	Date of registration of transfer
Name				/ /
Address				/ /
				/ /
Name				/ /
Address				/ /
				/ /
Name				/ /
Address				/ /
				/ /
Name				/ /
Address				/ /
				/ /

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Part 5

Signature

This must be completed by all companies

I am signing this form on behalf of the company

Signature

Signature

X



31/03/2010

X

This form may be signed by

Director ¹, Secretary, Person authorised ², Charity commission receiver and
manager, CIC manager, Judicial factor

¹ Societas Europaea

If the form is being filed on behalf of a Societas Europaea (SE) please delete 'director' and insert details of which organ of the SE the person signing has membership

² Person authorised

Under either section 270 or 274 of the Companies Act 2006

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**Presenter information**

You do not have to give any contact information, but if you do it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name

Company name

Group Company Secretarial

Address

Canary Wharf Group plc

30th Floor One Canada

Square

Post town

Canary Wharf

Country/Region

London

Postcode

E

1

4

5

A

B

Country

DX

Telephone

**Checklist**

We may return forms completed incorrectly or with information missing

Please make sure you have remembered the following

- ☐ The company name and number match the information held on the public Register
- ☐ You have completed your principal business activity
- ☐ You have not used this form to make changes to the registered office address
- ☐ You have not used this form to make changes to secretary and director details
- ☐ You have fully completed the Statement of capital (if applicable)
- ☐ You have signed the form
- ☐ You have enclosed the correct fee

**Important information**

Please note that all information on this form will appear on the public record.

**How to pay**

A fee of £30 is payable to Companies House in respect of an Annual Return

Make cheques or postal orders payable to 'Companies House'

**Where to send**

You may return this form to any Companies House address, however for expediency we advise you to return it to the appropriate address below

For companies registered in England and Wales

The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ
DX 33050 Cardiff

For companies registered in Scotland

The Registrar of Companies, Companies House,
Fourth floor, Edinburgh Quay 2,
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF
DX ED235 Edinburgh 1
or LP - 4 Edinburgh 2 (Legal Post)

For companies registered in Northern Ireland

The Registrar of Companies, Companies House,
First Floor, Waterfront Plaza, 8 Laganbank Road,
Belfast, Northern Ireland, BT1 3BS
DX 481 N R Belfast 1

**Further information**

For further information, please see the guidance notes on the website at www.companieshouse.gov.uk or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.companieshouse.gov.uk

Canary Wharf Holdings Limited – Principal subsidiary undertakings

This schedule is pursuant to s 410 Companies Act 2006 – Related Undertakings alternative compliance

Company No	Company Name	Description of shares held	Percentage	Principal activities
3441686	CW Properties DS7B Limited	Ordinary £1 Shares	100	Letting of own property
2352250	Canary Wharf Contractors Limited	Ordinary £1 Shares	100	General construction & civil engineering
2127410	Canary Wharf Investments Limited	Ordinary £1 Shares Deferred £ Shares	100	Letting of own property
1971312	Canary Wharf Limited	Ordinary £1 Shares Redeemable Preference Ordinary £1 Shares	100	Development & sell real estate
2276627	Heron Quays Properties Limited	Ordinary £1 Shares	100	Development & sell real estate
2830131	South Quay Properties Limited	Ordinary £1 Shares	100	Development & sell real estate
3230287	CWE SPV Limited	Ordinary £1 Shares	100	Non-trading
3302707	CWC SPVe Limited	Ordinary £1 Shares	100	Letting of own property
3425975	Canary Wharf Trustees Limited	Ordinary £1 Shares	100	Non-trading
4278376	Canary Wharf Telecoms Limited	Ordinary £1 Shares	100	Telecommunications
3441707	CW Properties DS7F Limited	Ordinary £1 Shares	100	Letting of own property
3441720	CW Properties FC3 Limited	Ordinary £1 Shares	100	Letting of own property
3441730	CW Properties B2 Limited	Ordinary £1 Shares	100	Letting of own property
3452890	CWCB Holdings Limited	Ordinary £1 Shares	100	Holding companies including Head Offices
3605340	CWCB Finance II Limited	Ordinary £1 Shares	100	Non-trading
4007784	CW Finance Holdings II Limited	Ordinary £1 Shares	100	Holding companies including Head Offices
4050460	Norquill Limited	Ordinary £1 Shares	100	Holding companies including Head Offices

4099833	Canary Solutions Limited	Ordinary £1 Shares	100	Software publishing
4218869	Amoric Holdings Limited	Ordinary £1 Shares	100	Holding companies including Head Offices
3348647	CWCB Depositer (DS6) Limited	Ordinary £1 Shares	100	Non-trading
2132040	Blaxmill (Two) Limited	Ordinary £1 Shares	100	Buying & sell own real estate
4521414	Heron Quays West Properties Limited	Ordinary £1 Shares	100	Development & sell real estate
4942349	Canary Wharf (St Bride's) Limited	Ordinary £1 Shares	100	Holding companies including Head Offices
5400390	CWG (Wood Wharf) Holdings Limited	Ordinary £1 Shares	100	Holding companies including Head Offices
4610737	CWCB Finance (BP1) Limited	Ordinary £1 Shares	100	Non-trading
4467141	Canary Wharf (ROC) Limited	Ordinary £1 Shares	50	Non-trading
3666329	Canary Wharf (B4) T2 Limited	Ordinary £1 Shares	100	Non-trading
3025274	CWCB Finance Leasing (DS7B) Limited	Ordinary £1 Shares	100	Finance Leasing
2251540	Canary Wharf Finance Leasing (BP1) Limited	Ordinary £1 Shares	100	Other